



Policies, Sites and Places Plan – Call for Sites Response Form

This form should only be used by landowners and developers that are promoting a site for inclusion in the PSP Plan.

Comments are invited on the issues set out in paragraphs 19.1 – 22.2 of the PSP Plan Regulation 18 Consultation document in respect of the suitability, availability and achievability of potential housing sites. The purpose of these questions is to gauge potential preparedness to engage constructively in a possible planning application process, likelihood of achieving policy compliant schemes and early delivery of dwellings.

Comments related to the general methodology and process should be set out on the response form for the Regulation 18 Consultation document, available online: www.southglos.gov.uk/PSPconsultation

Please note that freedom of Information regulations mean that the Council cannot treat any information supplied confidentially.

For enquiries or assistance please contact the Strategic Planning Policy and Specialist Advice Team 01454 863469 or planningLDF@southglos.gov.uk

1. YOUR DETAILS

Ref Number (for office use only)

Name

MATTHEW KENDRICK

Company/Organisation
(If relevant)

GRASS ROOTS PLANNING LTD

Address

UNIT 106,
86 88 COLSTON STREET
BRISTOL

Postcode

BS1 5BB

Telephone

Email address

I am
(please tick all those that
apply)

Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Planning consultant	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
Affordable Housing Provider	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Other	<input type="checkbox"/>

2. SITE DETAILS

Site address

LAND AT ROUNDWAYS, COALPIT HEATH

Site Postcode

BS36 2LT

Grid ref. (if known)
e.g. 367712,177756

367767

180554

Site area (hectares)

38.8 HECTARES (96 ACRES)

Current use(s)

AGRICULTURAL

Relevant Planning History
(if known please include
any relevant planning
application reference
number(s) and confirm if
the site has previously been
submitted in response to a
call for sites for the PSP or
other Local Plan process).

NO PREVIOUS PLANNING APPLICATIONS.

3. PROPOSED FUTURE USES AND CAPACITY

Please indicate if the proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

Residential and Public Open Space/Parkland.

Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015))

The proposal to provide circa 200 dwellings in the initial phase, which based on the current household figure for Coalpit Heath of 791 households set out in the Rural Settlements and Villages topic paper, equates to a 25% increase. Given that Coalpit Heath is a sustainable settlement that ranks highly in the sustainability assessment this is not a disproportionate increase and will not undermine the character of the settlement. In fact this increase will help underpin the growth of public services and facilities such as shops. The majority of the settlement is of the modern era and a new housing estate will not be out of character with this visually.

Please state how your proposal will address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

The site will provide extensive publically accessible open space and parkland that can accommodate allotments as requested. Additional residents will help underpin the delivery of new and improved medical services. Public transport improvements are already programmed and the development would provide increased footfall that will help make new services financially sustainable. The site is large enough to provide a wide range of housing including starter homes and units suitable for smaller household to meet the need identified by the community.

4. SITE OWNERSHIP AND STATUS

- I (or my client/organisation)
- Is sole owner of the site []
 - Owns part of the site []
 - Do not own the site [X]

If you are not the owner, or only own part of the site, do you know who owns the site or the remainder of it (please provide details, including a plan showing site ownerships)

Yes

Does the owner (or other owner(s) support your proposals for the site? [Yes]

Is the land for sale? If so how long has it been on the market?

N/A

Are there any covenants or other legal issues that may restrict development potential? If so please explain. (including wayleaves and easements)

No

Has the land been subject to developer interest e.g. initial interest, a feasibility appraisal, option agreement or contract to purchase? If so please provide details including the nature of the option agreement(s) and purchase contract(s).i.e. fixed / minimum value or subject to planning.

Yes land under a long option to purchase agreement, subject to planning.

Have any utility searches been undertaken?

[No]

If so is the site readily serviceable? Please provide details of which utilities are available to the site.

Yes mains water supply, mains sewerage, electrical supply, gas supply, landline telephone/broadband internet, public transport nearby.

Have or are consultants engaged to undertake any studies or design work?

[Yes]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

Landscape consultants have been instructed (SLR Consulting) to undertake an initial landscape appraisal and inform a concept master plan for the site.

Please indicate an approximate timescale for delivery (no. of dwellings per year):

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		Circa 70	Circa 70	Circa 60

2021/2022	2022/2023	2023+
		100+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [No]

If so please provide details,
of when and any
conclusions.

Has any proposed scheme been financially appraised? [Y]

If so did the appraisal conclude that a development would be viable and
provide a reasonable return to the landowner? [Y]

Can any assumptions and or the appraisal work be provided to the Council? [N]

Have any soil investigations been undertaken? [No]

If so was any significant
contamination found or
need for further
investigations advised?
Please provide details.

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide
details below.

N/A

*With regard general site constraints the Council retains significant information and expertise with regard
these issues. The Council **does not** advise that such studies should be commissioned at this time if not
already done so. Depending on the Council's initial considerations interested parties will be advised where
necessary if and when additional study work should be undertaken to support a proposed allocation.*

Would the site impact on any landscape, ecological, archaeological or built heritage interests? Please
provide use the box below to provide information of any such interests where known and the details of
studies undertaken.

Please see attached document.

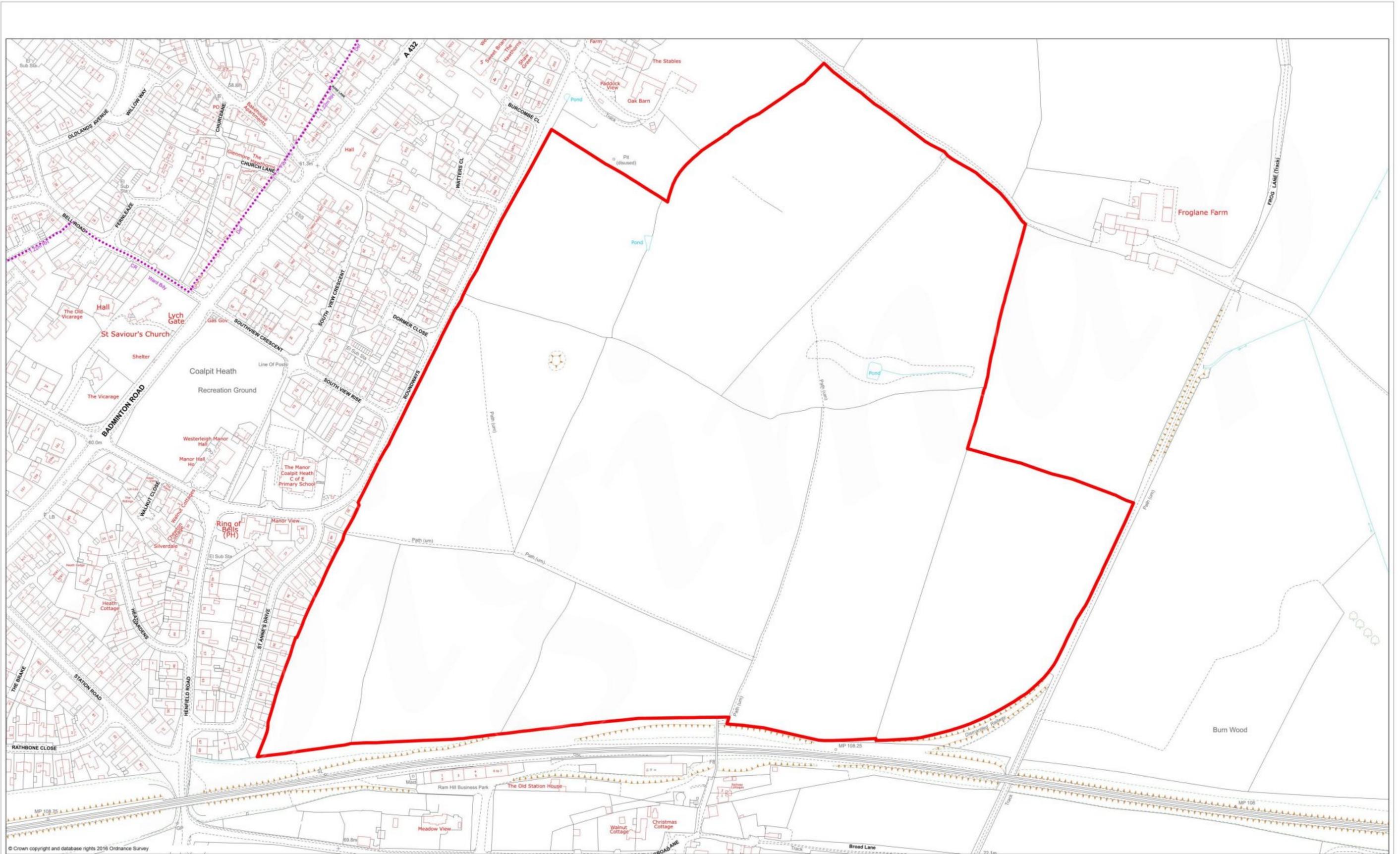
Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of
any studies undertaken, in the box below.

Please see attached document.

6. ADDITIONAL COMMENTS

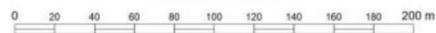
The information collected as part of this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Please see attached site location plan, initial landscape appraisal and attached document for additional comments.



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Scale 1:2500



Ref: 336 A4 060116 Site Location Plan
 Project: Land east of Roundways, Coalpit Heath
 Client: Bloor Homes